

Prepared by/Return to:  
The Blackburn Law Firm, PLLC  
6933 Crumpler, Suite B, Olive Branch, MS. 38654  
(662) 895-6116 / FAX: (662) 895-6121

11/15/05 8:59:52  
BK 514 PG 421  
DE SOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Terry Fortwengler, ET AL,

Grantors

TO

J. D. Builders, LLC,

Grantee

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **We, Terry Fortwengler, Larry McNabb and Dale Bradshaw**, Grantors, do hereby grant, bargain, sell, convey and warrant unto **J. D. Builders, LLC**, a Mississippi Limited Liability Company, Grantee, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 77, Pleasant Ridge Estates Subdivision, located in Section 23, Township 1 South, Range 7 West, as per plat thereof of record in Plat Book 94, Page 30, in the office of the Chancery Clerk of DeSoto County, Mississippi.


The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of the City of Olive Branch, DeSoto County, Mississippi including rights of way in Book 60, Page 258 and Book 33, Pages 148 & 149 and ingress/egress easements in Book 209, Page 213, Book 207, Page 230, Book 207, Page 228, Book 198, Page 35, Book 134, Page 747, Book 116, Page 131, Book 145, Page 169, Book 149, Page 91 and Book 168, Page 611; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 94, Page 30 and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2005 and all subsequent years.


Taxes for the year 2005 are not being pro-rated due to lack of information available at the time of this closing. Grantors, their heirs, successors, and assigns shall be liable for the 2005 taxes and for all subsequent years.

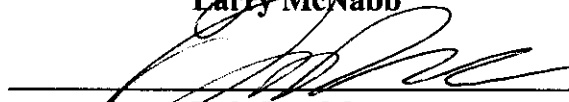
Austin

S10-05-13973

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 10 day of November, 2005.

  
Terry Fortwengler

  
Larry McNabb

  
Dale Bradshaw

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Terry Fortwengler**, who acknowledged to me that he executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 10 day of November, 2005.

  
NOTARY PUBLIC

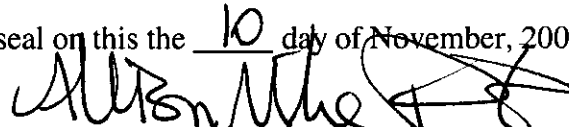
My Commission Expires:

12-9-07

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Larry McNabb**, who acknowledged to me that he executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 10 day of November, 2005.

  
NOTARY PUBLIC

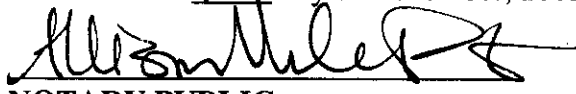
My Commission Expires:

12-9-07

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

**PERSONALLY** appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Dale Bradshaw**, who acknowledged to me that he executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

**GIVEN** under my hand and official seal on this the 10 day of November, 2005.

  
**NOTARY PUBLIC**

**My Commission Expires:**

12-9-07



**Grantors:**

Terry Fortwengler, Larry McNabb  
and Dale Bradshaw

**Grantee:**

J. D. Builders, LLC

**Address:**

340 New Byhalia Road

**Address:**

8249 Rosemont

Collierville, TN 38017

Olive Branch, Ms. 38654

**Home Telephone:** N/A

**Home Telephone:** N/A

**Work Telephone:** 901-359-2021

**Work Telephone:** 662-895-8500

*Return to:*

ANDREW L. BRYAN, ESQ.

ATTORNEY AT LAW

116 CORRECTIONS DRIVE, SUITE 110  
SOUTHAVEN, MS 38672